

CHAPTER 22
Zoning

22.10 District Boundaries

(Rep. & recr. #66-01)

(1) In all districts except the C-1 Lowland Conservancy District, the UCO Upland Conservancy Overlay District, the FWO Floodway Overlay District, the FSO Flood Storage Overlay District, and the FFO Floodfringe Overlay District, the district boundaries shall be construed to follow the corporate limits; U. S. Public Land Survey lines; lot or property lines; centerlines of streets, highways, alleys, easements, and railroad rights-of-way or such lines extended.

(2) C-1 LOWLAND CONSERVANCY DISTRICT. C-1 Districts were based on the Wisconsin Wetland Inventory Maps for the City of Waukesha, dated April 10, 1986, and stamped "FINAL", and include, but are not limited to, all shoreland wetlands, five acres or greater in area shown on those maps. The wetlands shown on the Wisconsin Wetland Inventory Maps are intended to be illustrations of wetland limits. Precise wetland delineations shall be made by field investigation prior to development to verify C-1 District boundaries.

(3) UCO UPLAND CONSERVANCY OVERLAY DISTRICT. Boundaries of the Upland Conservancy Overlay District follow the property lines of parcels which contain important woodlands, steep slopes, wildlife habitat areas, scenic vistas and viewpoints, and other elements of the natural resource base.

(4) FWO FLOODWAY OVERLAY DISTRICT; FFO FLOODFRINGE OVERLAY DISTRICT; FSO FLOOD STORAGE OVERLAY DISTRICT. The boundaries of the Floodway Overlay District, Floodfringe Overlay District and the Flood Storage Overlay District shall be determined by the use of technical data contained in the "Flood Insurance Study – City of Waukesha, Waukesha County, Wisconsin," published March 2, 1982 and the updated data contained in the Fox River River III Hydraulic Analysis prepared by Hey and Associates and dated April, 2001, on file in the office of the Planning Department; or in the case of property that was outside of the corporate limits on March 2, 1982, by the use of similar data contained in studies done for the governmental unit having jurisdiction at that time.

(5) BOUNDARIES INTERPRETATIONS. If an issue arises concerning the exact location of a district boundary, the boundary line shall be determined by the Board of Zoning Appeals.